

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

Project Name: CAMBRIDGE ESTATES LOT 7 PLAT ALTERATION

Case Number: PLD2004-00071

Location: 20106 NE 49th Street

Request: The applicant is requesting plat alteration approval to add an additional 30 foot piece of land to the east property line to meet the side yard setback requirement. The property is approximately 43,917 square feet located in the R-10 zone district.

Applicant: Greg & Luana Wilson
20106 NE 49th Street
Vancouver, WA 98682
(360) 254-3832; (360) 567-2945 FAX
E-mail: gwilson519@aol.com

Contact Person: Same as applicant

Property Owner: Same as applicant

Staff Contact:

Travis Goddard, Extension 4180

Neighborhood Contact

No Active Neighborhood Association

Legal Description of Property:

(Parcel Number 171696-014) Northwest Quarter of Section 17, Township 2 North, Range 3 East of Willamette Meridian. Northeast Quarter of Section 17, Township 2 North, Range 3 East of Willamette Meridian.

Plan/Zone Designation:

Approval Standards/Applicable Laws:

Clark County Code: Title 15 (Fire Prevention), Section 40.210.020 (Rural Residential Zoning District), Section 40.440 (Habitat Conservation), Section 40.450 (Wetland Protection Ordinance), Sections 40.500 and 40.510 (Procedures), Section 40.540 (Land Division Ordinance), Section 40.610 (Impact Fees), Title 24 (Public Health), and the Clark County Comprehensive Plan.

Application & Fully Complete Date:

Application Filed: 8/10/04

Fully Complete: 8/18/04

Timelines/Process:

Preliminary approval of a plat alteration shall be considered a Type II application pursuant to CCC 40.510.020. Under this provision, a public hearing shall be required for plat alteration proposals if a hearing is requested by any person within twenty-one (21) days from the date the public comment period began or if the department determines that the public hearing is within the public interest.

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting **Travis Goddard at (360) 397-2375, Ext. 4180** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

**Attn: Travis Goddard
Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011**

Web Page at: <http://www.clark.wa.gov>

Or contact Travis at travis.goddard@clark.wa.gov

Date of This Notice: August 19, 2004

<p><u>Closing Date for Public Comments:</u> September 2, 2004</p>
